

**Sec. 7-188. Findings for relocation of a landmark or historic resource.**

A certificate of appropriateness for the relocation of a landmark or historic resource shall be granted by the hearing body upon finding that:

- (a) Adaptive reuse or rehabilitation of the landmark or historic resource is not economically viable on the existing site; or,
- (b) The site to which the landmark or historic resource would be moved is in Belmont and is appropriate for the continued use of the building; and
- (c) The respective landmark or historic resource findings of section 7-187(a) or (b) are made.

(Ord. No. 865, § 1, 8-25-92)

**Sec. 7-189. Findings for demolition of a landmark or historic resource.**

A certificate of appropriateness for the demolition of a landmark or historic resource shall be granted by the hearing body upon finding that:

- (a) Prior to demolition, the building will be photographically recorded to Historic American Building Survey Standards plus any other recordation appropriate to the significance of the historic resource or landmark and two (2) copies shall be filed with the City of Belmont, Department of Planning and Community Development; and (b) or (c) below,
- (b) Adaptive reuse or relocation of the landmark or historic resource is not economically viable; or
- (c) The implementation of the broader city goals in the general plan or specific plan provides a city benefit that overrides the benefit to the general public of preserving the landmark or historic resource, as described in the purpose section of this article.

(Ord. No. 865, § 1, 8-25-92)

**Sec. 7-190. Appeals.**

Any decision of the planning commission may be appealed to the city council within ten (10)

days by notification to the city clerk. Within ten (10) days following the date of a decision of the planning commission, the city council, on its own motion may initiate proceedings to review the decision of the commission.

(Ord. No. 865, § 1, 8-25-92)

**Sec. 7-191. Violations and penalties.**

Any person, firm, or corporation violating any of the provisions of this article shall be deemed guilty of a misdemeanor. Conviction of any such violation is punishable by a fine of not more than one thousand dollars (\$1,000.00) or imprisonment for not more than one hundred eighty (180) days or both.

(Ord. No. 865, § 1, 8-25-92)

**Secs. 7-192—7-196. Reserved.**

**ARTICLE VIII. BUILDING NUMBERING**

**Sec. 7-197. Required.**

All houses, dwellings and other buildings situated in the City of Belmont fronting on any street or avenue shall be numbered with suitable size numbers, lighted from either the front or the rear, and located such that such numbers may be easily read from the street, avenue or public way.

(Code 1961, § 6.25; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

**Sec. 7-198. Conformance to map.**

The numbers on all such houses, dwellings and other buildings shall conform to the

official numbering map of the city, adopted by the city council on the 26th day of July, 1943, and entitled "Official Numbering Map of the City of Belmont," and now on file in the office of the clerk of the city, to which map reference is hereby made, and the same is made a part of this article. (Code 1961, § 6.25)

#### **Sec. 7-199. Separate number for each building.**

There shall be a distinct and separate number for each and every dwelling or other building facing upon all the streets and avenues in the city. (Code 1961, § 6.26)

#### **Sec. 7-200. Assignment of number.**

The official house number shall be assigned by the building official with each new building permit. (Code 1961, § 6.26)

#### **Sec. 7-200.1. Painting numbers on streets, gutters or curbs.**

No person shall paint or otherwise place address numbers upon streets, gutters or curbs without prior written approval of the owner of the property served by the number. Such written approval shall create no obligation to pay for such work unless specifically set forth therein. (Ord. No. 835, § 1, 10-23-90)

**Editor's note**—Section 1 of Ord. No. 835, adopted Oct. 23, 1990, added § 7-201 to art. VIII of this chapter. The editor has renumbered the provisions as § 7-200.1 since art. IX begins with § 7-201.

### **ARTICLE IX. FLOODPLAIN MANAGEMENT REGULATIONS\***

#### **Sec. 7-201. Statutory authorization.**

The Legislature of the State of California has in Government Code sections 65302, 65560 and 65800 conferred upon local government units authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of Belmont does ordain as follows [the provisions of this article]. (Ord. No. 786, § 1, 1-26-88)

**\*Editor's note**—Section 1 of Ord. No. 786, adopted Jan. 26, 1988, amended art. IX to read as set out in §§ 7-201–7-222. The article formerly consisted of §§ 7-201–7-207 and was derived from Ord. No. 681, § 1, adopted Sept. 10, 1980; Ord. No. 769, § 4, adopted June 23, 1987; and Ord. No. 779, § 4, adopted Oct. 13, 1987.

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#### **Sec. 7-202. Findings of fact.**

(a) The flood hazard areas of Belmont are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(b) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss. (Ord. No. 786, § 1, 1-26-88)

#### **Sec. 7-203. Statement of purpose.**

It is the purpose of this article to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (a) To protect human life and health;
- (b) To minimize expenditure of public money for costly flood control projects;
- (c) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (d) To minimize prolonged business interruptions;
- (e) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- (f) To help maintain a stable tax base by providing for the second [sound] use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (g) To ensure that potential buyers are notified that property is in an area of special flood hazard; and
- (h) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (Ord. No. 786, § 1, 1-26-88)